

STAFF REVIEW AGENDA

07/03/2008
FINAL

Zoning

- 1 PDC08-034 Work Code: Privately Initiated MANAGER: Martina Davis
APN: **26139009** TECH: Derek Ng ENGINEER: Norman Mascarinas
Historic: No Impervious Surface: Yes Owner: MARCUS JAMES R TRUSTEE
RDA area: NO Planned Community: Midtown
District: 6 Zone: Unincorporated GP: TCR (12+), CIC-LW Near a Waterway (<300ft): No
Address: 270 SUNOL ST SNI area: Burbank/Del Monte Historic Dist: NO
Gross acres: 1.21 Previous files: CRL08-010 PRE08-037
east side of Sunol St, approximately 120 ft north of W. San Carlos St.
Planned Development Rezoning from an Unincorporated area to A(PD) Planned Development zoning to allow up to 123 Single Room Occupany residential units above a podium garage on a 1.31 gross acre site.

- 2 PDC08-036 Work Code: Privately Initiated MANAGER: Ella Samonsky
APN: **24907006** TECH: Warren Winkler ENGINEER: Norman Mascarinas
Historic: Yes Impervious Surface: Yes Owner: CP ASSOCIATES
RDA area: NO Planned Community: No, Jackson-Taylor
District: 3 Zone: A(PD), LI GP: MU Near a Waterway (<300ft): No
Address: 357 E TAYLOR ST SNI area: 13th Street Historic Dist: NO
Gross acres: 11.43 Previous files: PDA89-033-05 PRE07-303
NW corner of N 10th St & E Taylor St
Planned Development Zoning from the A(PD)(Mix) and LI districts to the A(PD)(Mix) district to permit the demolition of 242,000 sq ft of office/light industrial space and the construction of 5500 sq ft of restaurant space and 384 residential units, and the retention of 129,646 sq ft. of light industr

Planned Development

- 3 PD08-039 Work Code: None MANAGER: Jeannie Hamilton
APN: **23014026** TECH: Derek Ng ENGINEER: Norman Mascarinas
Historic: No Impervious Surface: Yes Owner: SOBRATO DEVELOPMENT CO NO 940
RDA area: No Planned Community: No
District: 3 Zone: HI GP: HDR (25-50) Near a Waterway (<300ft): No
Address: 1270 CAMPBELL AV SNI area: No Historic Dist: NO
Gross acres: 5.2 Previous files: PDC07-081
east side of Campbell Avenue, approximately 2,000 feet northwesterly of Newhall Street (1270 Campbel
Planned Development Permit to construct 248 single-family and multi-family attached residences over a podium garage on a 5.11 gross acre site

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Site Development

- 4 HA04-036-01 Work Code: None MANAGER: Bill Roth
APN: **48412093** TECH: Helen Maddox ENGINEER: N/A
Historic: No Impervious Surface: No Owner: RUMI GROUP, LLC
RDA area: No Planned Community: No
District: 5 Zone: CP GP: NCC Near a Waterway (<300ft): No
Address: 255 N WHITE RD SNI area: No Historic Dist: NO
Gross acres: 1.26 Previous files: AD08-793 AD08-290 AD07-920
west side of North White Road, approximately 300 feet southerly of McKee Road
Site Development Permit Amendment to allow installation of the first automatic teller machine to a bank, located adjacent to residential use properties on a 1.26 gross acre site. No new construction is being proposed.
- 5 HA82-050-01 Work Code: None MANAGER: Christopher Burton
APN: **24415020** TECH: Helen Maddox ENGINEER: Ryan Do
Historic: No Impervious Surface: No Owner: BECTON DICKINSON & CO
RDA area: No Planned Community: No
District: 4 Zone: IP GP: IP Near a Waterway (<300ft): No
Address: 2222 QUME DR SNI area: No Historic Dist: NO
Gross acres: 5.32 Previous files: AT08-028 AD07-927
east side of Qume Drive and Commerce Drive
Site Development Permit Amendment to add a driveway and a pedestrian walkway to connect the properties 2222 Qume Drive and 2350 Qume Drive, and allow landscaping improvements between the two lots on a 5.32 gross acre site
- 6 HA98-001-02 Work Code: Multi-Family Lot MANAGER: John Davidson
APN: **28240022** TECH: Lori Moniz ENGINEER:
Historic: No Impervious Surface: Owner: KW FRUITDALE LLC
RDA area: Redevelopment SNI Area Planned Community: No
District: 6 Zone: R-M GP: HDR (25-50) Near a Waterway (<300ft): No
Address: 1919 FRUITDALE AV SNI area: Burbank/Del Monte Historic Dist: NO
Gross acres: 11.75 Previous files: CRL07-047 RSL07-013 HA98-001-01
North side Fruitdale Ave., approximately 100 feet easterly of Sherman Oaks Drive (1919 Fruitdale Ave)
Dead Tree Removal Permit for the removal of one Acacia tree from the common area of a multi-family development.

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Special Use Permit

7 SP08-029 Work Code: MANAGER: Edward Schreiner
APN: **28228011** TECH: Roland White ENGINEER: N/A
Historic: No Impervious Surface: No Owner: Sam Carlino
RDA area: No Planned Community: No
District: 6 Zone: CP GP: GC Near a Waterway (<300ft): No
Address: 1110 S BASCOM AV SNI area: No Historic Dist: NO
Gross acres: 0.36 Previous files: **PRE08-085**
southeast corner of BASCOM AVE & LEON DRIVE
Special Use Permit to allow an alternating parking arrangement with Dulux Paints (1090 S. Bascom Ave) to facilitate in increase restaurant seating capacity on the subject site within a new patio area.

8 SP08-030 Work Code: MANAGER: Avril Baty
APN: **26430097** TECH: Roland White ENGINEER: N/A
Historic: Yes Impervious Surface: No Owner: Hugo and Diana Nevarez
RDA area: NO Planned Community: No
District: 3 Zone: R-1-8, A(PD), CG, DC-NT1 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 89 PIERCE AV SNI area: Market/Almaden Historic Dist: NO
Gross acres: 0.20 Previous files: **AD06-338**
north side of Pierce Avenue approximately 150 feet east of Colton Place
Special Use Permit to expand a legal non-conforming duplex for commercial uses on a 0.2 gross acre site

Tentative Map

9 AT08-035 Work Code: MANAGER: Avril Baty
APN: **43952087** TECH: Roland White ENGINEER: N/A
Historic: No Impervious Surface: Owner: WORSHAM DANIEL A AND BECKY L TRUST
RDA area: No Planned Community: No
District: 6 Zone: R-1-8, R-1-5 GP: LDR (5.0) Near a Waterway (<300ft): No
Address: 1300 PINE AV SNI area: No Historic Dist: NO
Gross acres: 0.96 Previous files:
south side of Pine Avenue approximately 350 feet east of Cherry Avenue
Lot Line Adjustment between two parcels on a 0.96 gross acre site

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Tree Removal

- 10 TR08-167 Work Code: SF Lot - on private lot MANAGER: Licinia McMorrow
APN: **26130014** TECH: Ben Corrales ENGINEER:
Historic: No Impervious Surface: Owner: BARTON LESLIE A
RDA area: No Planned Community: No
District: 6 Zone: R-1-8, R-2 GP: MDR (8-16) Near a Waterway (<300ft): No
Address: 38 S KEEBLE AV SNI area: No Historic Dist: NO
Gross acres: 0.07 Previous files:
east side of Keeble Ave, approximately 420 feet south of The Alameda
Tree removal application to remove an existing Cedar Tree of approximately 87 inches in circumference located in the front of a single family house.
- 11 TR08-168 Work Code: SF Lot - on private lot MANAGER: Martina Davis
APN: **27928003** TECH: Michael Mena ENGINEER:
Historic: No Impervious Surface: Owner: JHONG WENDY ET AL
RDA area: No Planned Community: No
District: 6 Zone: R-1-8, R-2 GP: HDR (25-50) Near a Waterway (<300ft): No
Address: 2982 ROSEMARY LN SNI area: Winchester Historic Dist: NO
Gross acres: 0.10 Previous files:
south side of Rosemary Ln, approximately 890 ft east of S. Winchester Blvd.
Application to remove one (1) ash tree measuring approximately 84 inches in circumference located in the rear yard of a single family residence.
- 12 TR08-171 Work Code: SF Lot - on private lot MANAGER: Bill Roth
APN: **42932034** TECH: Jeff Roche ENGINEER:
Historic: No Impervious Surface: Owner: KOVERMAN CHRISTOPHER K AND JENNIF
RDA area: No Planned Community: No
District: 6 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 1451 NEWPORT AV SNI area: No Historic Dist: NO
Gross acres: 0.25 Previous files:
west side of Newport Ave, approximately 360 Sq. Ft. south of Minnesota Ave
Live Tree Removal Permit to allow the removal of one, ordinance sized Redwood tree approximately 110-inches in circumference from the rear yard of an existing single-family detached residence.

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Tree Removal

- 13 TR08-172 Work Code: SF Lot - on private lot MANAGER:
APN: **57528016** TECH: Lesley Xavier ENGINEER:
Historic: No Impervious Surface: Owner: PHIMISTER RUSSELL AND TERRY
RDA area: No Planned Community: No
District: 10 Zone: R-1-5 GP: LDR (5.0), PQP Near a Waterway (<300ft): No
Address: 6047 MONTEVERDE DR SNI area: No Historic Dist: NO
Gross acres: 0.20 Previous files:
6047 MONTEVERDE DR
Dead Tree Removal Permit request to remove two (2) trees; one (1) Monterey Pine tree , approximately 143 inches in circumference, from the rear yard and one (1) Purple Plum tree, approximately 43 inches in circumference, from the front yard of a single-family detached residence.
- 14 TR08-173 Work Code: SF Lot - on private lot MANAGER: Suparna Saha
APN: **56717053** TECH: Maggie Suson-Nale ENGINEER:
Historic: No Impervious Surface: Owner: JAKUSOVSKY LASZLO AND LEAH
RDA area: No Planned Community: No
District: 9 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 1684 ZINNIA LN SNI area: No Historic Dist: NO
Gross acres: 0 Previous files:
south side of Zinnia Ln, approximately 630 ft east of Begonia Dr.
Tree removal permit to remove one pine tree, 72" in circumference.
- 15 TR08-174 Work Code: SF Lot - on private lot MANAGER: Licinia McMorro
APN: **23043030** TECH: Lori Moniz ENGINEER:
Historic: Yes Impervious Surface: Owner: VICKERS LINDA J AND BEJA ELIOT L
RDA area: No Planned Community: No
District: 6 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 1270 MCKENDRIE ST SNI area: No Historic Dist: NO
Gross acres: 0.22 Previous files:
south side of McKendrie St., approximately 180 ft. east of Chapman St.
Live Tree Removal Permit for the removal of one (1) multi-trunk oak tree, approximately 138 inches in circumference, from the rear yard of a single family detached residence located in the R-1-8 Zoning District.

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- 16 TR08-175 Work Code: SF Lot - on private lot MANAGER: Reena Mathew
APN: **27412006** TECH: Lori Moniz ENGINEER:
Historic: No Impervious Surface: Owner: FARKOUH ADRIANA G TRUSTEE
RDA area: No Planned Community: No
District: 6 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 1536 HESTER AV SNI area: No Historic Dist: NO
Gross acres: 0.15 Previous files:
south side of Hester Ave, approximately 330 ft east of Dana Ave.
Live Tree Removal Permit for the removal of one (1) multi-trunk texas privet tree, approximately 93 inches in circumference, from the rear yard of a single family detached residence located in the R-1-8 Zoning District.
- 17 TR08-176 Work Code: SF Lot - on private lot MANAGER: Lori Moniz
APN: **43914022** TECH: Lori Moniz ENGINEER:
Historic: No Impervious Surface: Owner: MORIN LORRAINE AND MICHAEL
RDA area: No Planned Community: No
District: 6 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 1084 LAURIE AV SNI area: No Historic Dist: NO
Gross acres: 0.22 Previous files:
1084 LAURIE AV
DEAD - Tree Removal Permit for four (4) dead Poplar trees, approximately 70 inches in circumference each, from the rear yard of an existing single-family residential lot in the R-1-8 Residence Zoning District.
- 18 TR08-177 Work Code: SF Lot - on private lot MANAGER: Allen Tai
APN: **46444027** TECH: Jeff Roche ENGINEER:
Historic: No Impervious Surface: Owner: ALDRETE MARIA D TRUSTEE
RDA area: No Planned Community: No
District: 10 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 604 LOCHBURRY CT SNI area: No Historic Dist: NO
Gross acres: 0.15 Previous files:
604 Lockburry Court
Live Tree Removal Permit to allow the removal of one Aleppo Pine tree approximately 63-inches in circumference from the rear yard of an existing residence.

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Tree Removal

- 19 TR08-178 Work Code: SF Lot - on private lot MANAGER: Edward Schreiner
APN: **42115082** TECH: Jeff Roche ENGINEER:
Historic: No Impervious Surface: Owner: COFFMAN JULIE R TRUSTEE
RDA area: No Planned Community: No
District: 9 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 4951 WILMA WY SNI area: No Historic Dist: NO
Gross acres: 0.18 Previous files:
4951 Wilma Way
Live Tree Removal Permit to allow the removal of one Redwood tree, approximately 237-inches in circumference from the rear yard of an existing residence.
- 20 TR08-179 Work Code: SF Lot - on private lot MANAGER: Suparna Saha
APN: **49108090** TECH: Maggie Suson-Nale ENGINEER:
Historic: No Impervious Surface: Owner: JONES KENT C AND LESLEY S
RDA area: SNI Planned Community: No
District: 8 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 2094 JAMAICA WY SNI area: K.O.N.A. Historic Dist: NO
Gross acres: 0 Previous files:
2094 Jamaica Way
Tree removal permit for the removal of one pepper tree, 74 inches in circumference.
- 21 TR08-180 Work Code: SF Lot - on private lot MANAGER: Ben Corrales
APN: **38135115** TECH: Ben Corrales ENGINEER:
Historic: No Impervious Surface: Owner: FERGERSON RAYMOND W AND SUSAN J
RDA area: No Planned Community: No
District: 1 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 4624 VENICE WY SNI area: No Historic Dist: NO
Gross acres: 0.14 Previous files:
south side of Venice Way, approximately 200 feet east of Marilla Avenue
Tree removal permit to allow the removal of a Modesto Ash of approximately 94 inches in circumference located in the back of a property in the R-1-8 Residential Zoning District.
- 22 TR08-181 Work Code: SF Lot - in common area MANAGER: Licinia McMorro
APN: **42922024** TECH: Meera Nagaraj ENGINEER:
Historic: No Impervious Surface: Owner: MEDRANO SAMUEL JR AND MARY E TRUS
RDA area: No Planned Community: No
District: 6 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 818 NEVADA AV SNI area: No Historic Dist: NO
Gross acres: 0.12 Previous files:
south side of Nevada Avenue, approximately 140 feet Westerly of Bird Avenue
Tree removal permit for a live Douglas Fir 94" in circumference located at the rear yard of a single family detached residential lot.

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Conditional Use

- 23 CP08-054 Work Code: Other MANAGER: Christopher Burton
APN: **10130006** TECH: Roland White ENGINEER: N/A
Historic: No Impervious Surface: No Owner: BOSTON PROPERTIES, LP
RDA area: Rincon de los Esteros Planned Community: No
District: 4 Zone: IP GP: IP Near a Waterway (<300ft): No
Address: 60 DAGGETT DR SNI area: No Historic Dist: NO
Gross acres: 20 Previous files: T06-027
Northeast corner of First Street and Plumeria Drive
Conditional Use Permit to allow a Social Services Agency in an existing 18,000 sq. ft. tenant space within an existing 40,000 sq. ft. industrial building on a 24 gross acre site
- 24 CP08-055 Work Code: CP Generic MANAGER: Bill Roth
APN: **27423021** TECH: Helen Maddox ENGINEER: N/A
Historic: No Impervious Surface: No Owner: HU JAMES SHIEN WU AND CONNIE KUANG
RDA area: No Planned Community: No
District: 6 Zone: CP GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 302 N BASCOM AV SNI area: No Historic Dist: NO
Gross acres: 0.3 Previous files:
northeast corner of Bascom Avenue and Naglee Avenue (BILL'S CAFE RESTAURANT)
Conditional Use Permit to allow outdoor dining from Tuesday through Saturday from 6:30 am to 9 pm and Sunday and Monday from 6:30 am to 3 pm at an existing restaurant, located within 150 feet of residentially zoned property, from Friday to Sunday on a 0.3 gross acre site
- 25 CP08-056 Work Code: CP for Off-Sale of Alcohol MANAGER: Licinia McMorro
APN: **46722157** TECH: Roland White ENGINEER: Ryan Do
Historic: No Impervious Surface: No Owner: Block 3 Development Partners, LLC
RDA area: San Antonio Plaza Planned Community: No
District: 3 Zone: DC GP: CORE Near a Waterway (<300ft): No
Address: 88 E SAN FERNANDO ST SNI area: No Historic Dist: NO
Gross acres: 1.3 Previous files: HA04-038-04 HA04-038-02 AD06-204 T06-008 HA04-C
south side of E. San Fernando Street between S. 2nd and S. 3rd Streets
Conditional Use Permit to allow off-sale of alcohol beverages in an existing commercial use on a 1.33 gross acres site

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Conditional Use

- 26 CPA06-060-01 Work Code: CP Generic MANAGER: Martina Davis
APN: **49707027** TECH: Helen Maddox ENGINEER: N/A
Historic: No Impervious Surface: No Owner: NOGHREY JAMSHID AND MARTHA E
RDA area: No Planned Community: No
District: 7 Zone: CN GP: GC Near a Waterway (<300ft): No
Address: 3844 MONTEREY RD SNI area: No Historic Dist: NO
Gross acres: 2.16 Previous files: AP07-008 CP06-060
northeast corner Monterey Road and Rancho Drive (Fiesta Restaurant Nightclub)
Conditional Use Permit Amendment to allow alternate parking arrangement on site after 10:00pm, and to amend the condition of a previously approved permit to remove the potential for allowing patrons under the age of 18 at an existing restaurant nightclub on a 2.16 gross acre site. No new constructio

ABC Exception

- 27 ABC08-005 Work Code: Other MANAGER: Edward Schreiner
APN: **25404094** TECH: Warren Winkler ENGINEER: N/A
Historic: No Impervious Surface: Owner: ROSADO LETICIA C AND CARMELO G
RDA area: No Planned Community: No
District: 3 Zone: CP, A GP: GC Near a Waterway (<300ft): No
Address: 788 N KING RD SNI area: No Historic Dist: NO
Gross acres: 0.53 Previous files: CP08-035 AT07-043 TR06-225
southeast corner between N. King Rd and Mabury Rd.
Determination of Public Convenience or Necessity to allow off-sale of alcoholic beverages at a new construction convenience store on a 0.53 gross acre site

Single Family development

- 28 SF08-016 Work Code: Other MANAGER: John Kim
APN: **40422011** TECH: Suzanne Thomas ENGINEER:
Historic: No Impervious Surface: No Owner: BECHTEL JOHN W AND WILLOW W TRUST
RDA area: No Planned Community: No
District: 1 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft):
Address: 2228 WREN WY SNI area: No Historic Dist: NO
Gross acres: 0.138 Previous files:

Single-Family House Permit, Non-Historic Category 1, to allow 372 square foot first floor addition to a second-story single-family residence on a 0.138 gross acre site. The FAR will be 0.47.



STAFF REVIEW AGENDA

6/23/2008 to 6/23/2008

Parcel Maps

1 **3-15552** Sub Code: With Tentative Map PW Engineer: Vivian Tom
APN: **72951004** Work Proposed: Non-Residential PL Manager: Avril Baty
District: Review Gross acres: 916.39 Owner: CASTLE & COOKE HOMES CA INC
Address: 0 LAND ONLY
Previous files: **T08-023**
2.3 miles east-southeast of the intersection of Highway 101 and Coyote Creek Golf Drive and west of
SUBDIVISION IS FOR THE RECORDATION OF AN EASEMENT TO NOT ALLOW
CONSTRUCTION OR ANY IMPROVEMENTS TO THE LOTS